

CHARTER BYLAW 20102

To allow for low rise Multi-unit Housing, Glenwood

Purpose

Rezoning from RF1 to RA7; located at 16112 ,16116 and 16148 - 100 AVENUE NW.

Readings

Charter Bylaw 20102 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 20102 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 6, 2022, and May 14, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed RA7 Zone introduces a 4 storey residential building with limited commercial opportunities at ground level that are restricted in size (275 m² of floor area) and location (ground floor only) to ensure compatibility with residential development both within the same building and on adjacent sites. The RA7 zone is appropriate for this site as it is a corner site and has sufficient setbacks to minimize adverse effects to the adjacent RF1 zoned properties.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Glenwood Community League on February 9, 2022. Two responses were received and are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20102
2. Administration Report (Attached to Bylaw 20101 - Item 3.10)